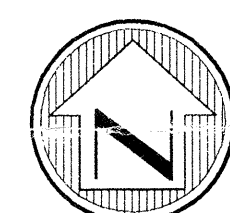


LOCATION MAP



GRAPHIC SCALE

1 inch = 200 ft.

THIS P.U.D. PLAN REVISES P.U.D. NUMBER 00-025 APPROVED ON 12/13/00 TO REFLECT A REDUCTION IN THE NUMBER OF LOTS FROM 210 LOTS TO 186 LOTS, A REDUCTION IN UNITS PER ACRE AND AN INCREASE IN PERCENTAGE OF OPEN SPACE

UNIT	LOTS
VISTA DEL NORTE UNIT 1	66 LOTS
VISTA DEL NORTE UNIT 2	120 LOTS

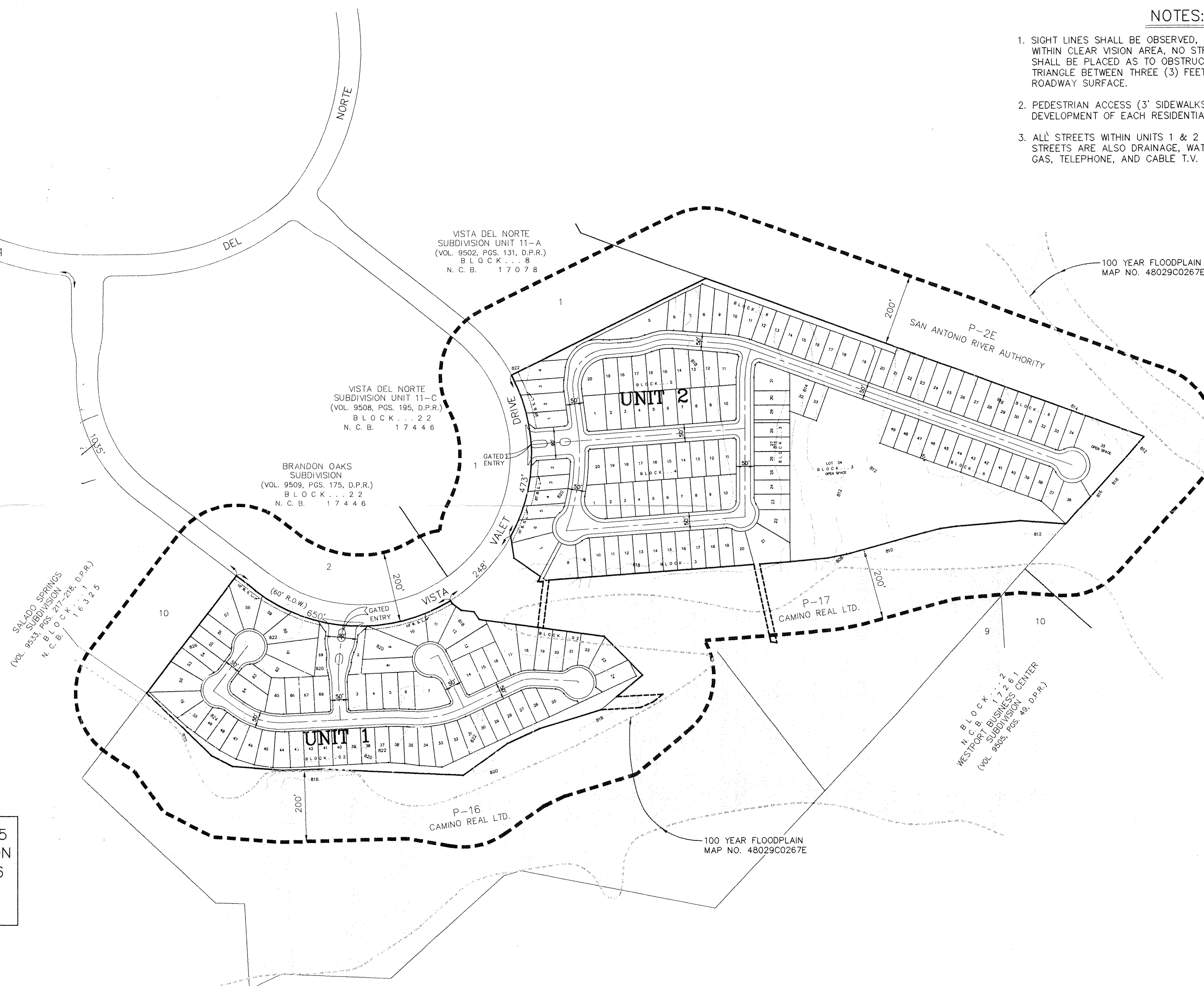
- 186 RESIDENTIAL UNITS
- TOTAL ACREAGE 33.39 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 5.57 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 52%
TOTAL SPACE	= 33.39 ACRES
OCCUPIED SPACE	

5.16 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.18 ACRES	DRIVEWAYS (17' X 30')
8.54 ACRES	HOUSE SLABS (INCLUDES GARAGE)
	(TYPICAL 2000 SF)
15.88 ACRES	TOTAL

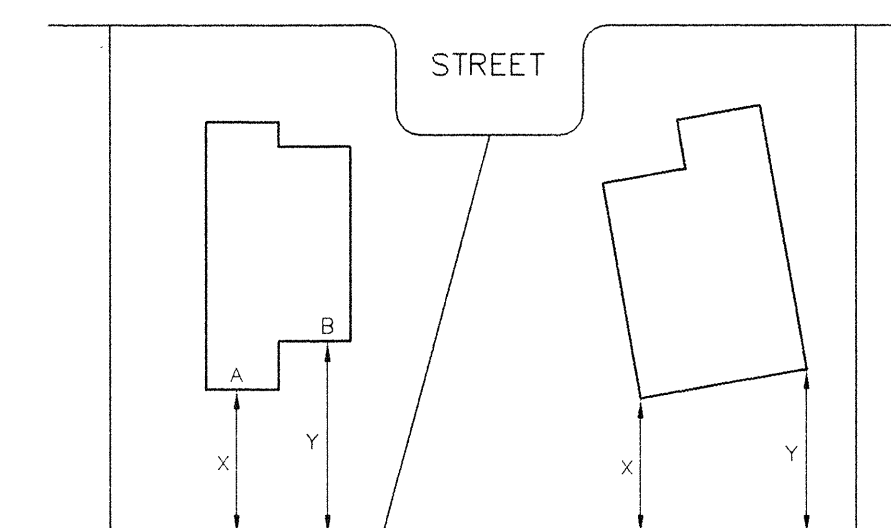
NET OPEN SPACE	= 17.51 ACRES
	+ 33.39 ACRES
OPEN SPACE RATIO	= 52%



NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

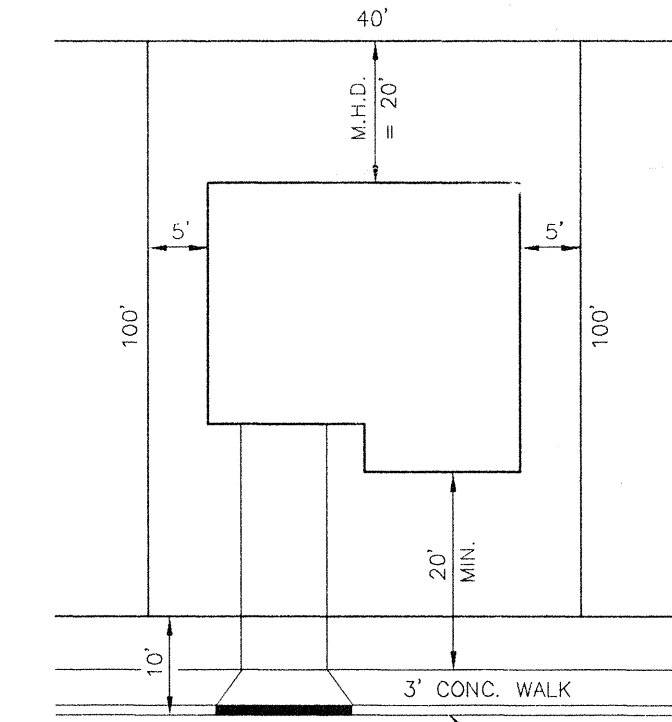
REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



$$\text{M.H.D. } \frac{(A)(X) + (B)(Y)}{A + B} = 15'$$
$$\text{M.H.D. } \frac{X + Y}{2} = 15'$$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE
NOT TO SCALE



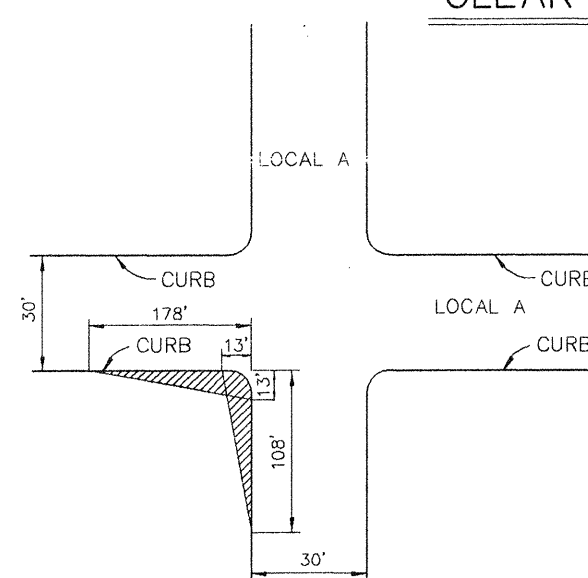
TYPICAL LOT
NOT TO SCALE

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D

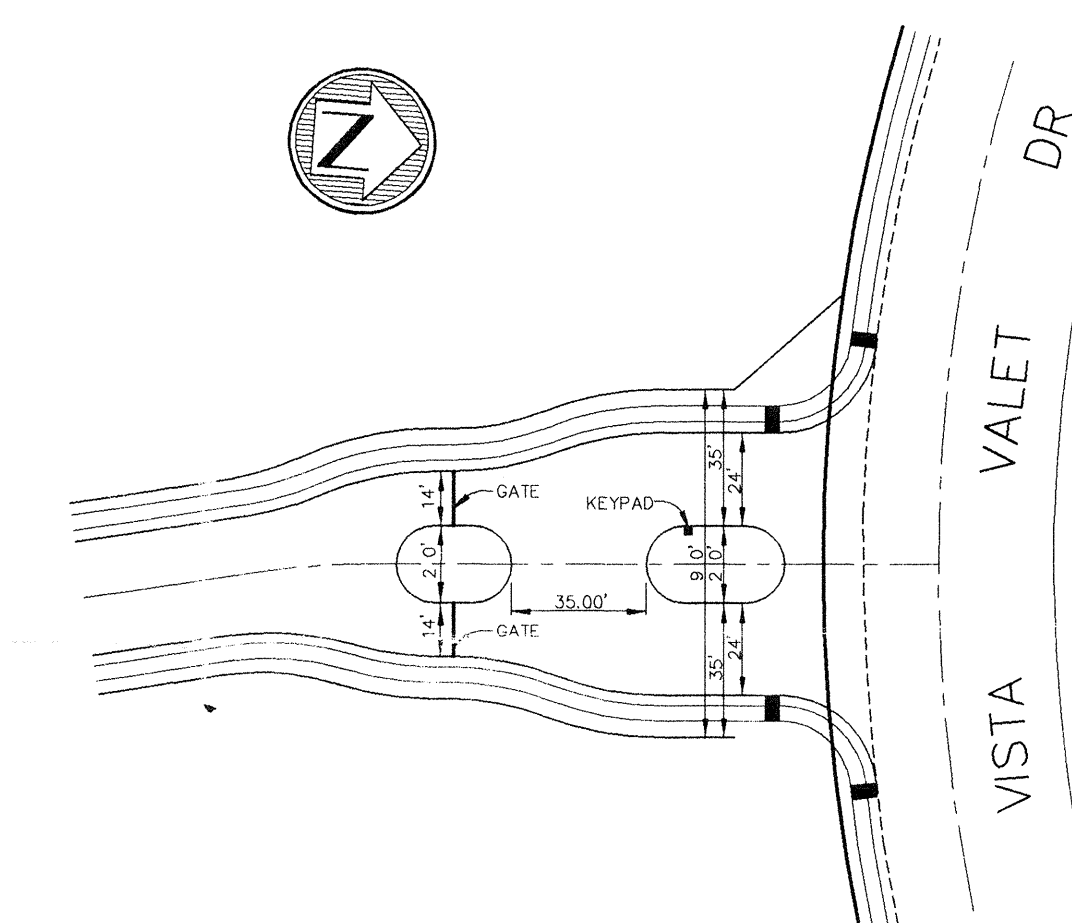
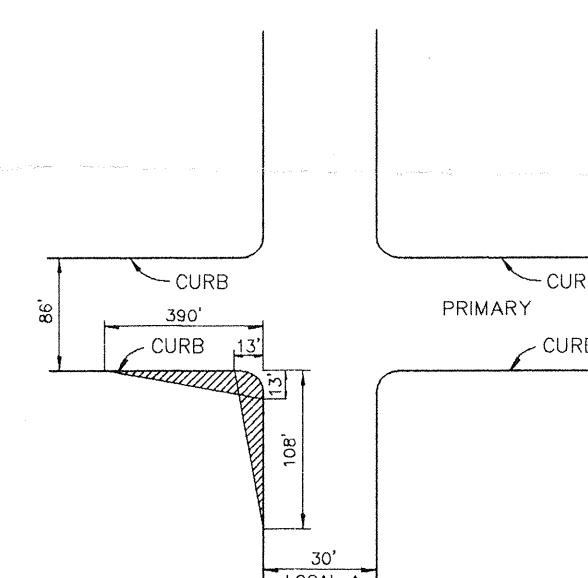
$$L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$$
$$R=0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$$
$$\text{ISD}=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$$



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D

$$L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$$
$$R=0.65 \text{ (ISD)} - (W/2 + K_D) = 390 \text{ FT.}$$
$$\text{ISD}(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$$
$$\text{ISD}(2)=625 \text{ FT.}$$



TYPICAL GATE DETAIL

SCALE: 1" = 50'

APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
City of San Antonio
Chairman: [Signature] Date: 3-13-02
Secretary: [Signature] Date: 3-13-02

DEVELOPER: #00-025A
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, SUITE 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 824-7804

"A PLANNED UNIT DEVELOPMENT"

P.U.D./P.O.A.D.P. PLAN

for

THE PARK AT VISTA DEL NORTE



A TCB INC. Company

W.F. CASTELLA & ASSOCIATES, INC.

Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:
08/30/00
10/11/01 NEW UNIT 2 LAYOUT

JOB NO. 46707.00

FILE: ~

DATE: 07/28/00

DESIGN: G.W.P.

DRAWN: P.D.L.

CHECKED:

SHEET 1 OF 1

#00-025A